

LONG ISLAND **BUSINESS**NEWS



The under-construction building at 45 Oser Ave. in Hauppauge. / Photo by David Winzelberg

Tire distributor to expand at new Hauppauge development

David Winzelberg // November 21, 2023

Max Finkelstein Inc., a subsidiary of U.S. AutoForce, has leased a 132,515-square-foot warehouse and distribution building currently under construction in Hauppauge.

The company, an automotive tire distributor, will be relocating from 102,000 square feet it leases at 195 13th Ave. in Ronkonkoma to the new building at

45 Oser Ave., which is expected to be completed in the second quarter of next year.

B9 Oser Owner LLC, an affiliate of developer Link Logistics, will be assisted in the \$9 million project with economic incentives from the Suffolk County Industrial Development Agency, which just gave preliminary approval for the benefits.

The expansion for Max Finkelstein will create six additional jobs within the first two years and retain their existing 45 full-time employees, for a total payroll of more than \$3.2 million, according to an IDA statement.

“This project aligns with our mission as it ensures a Long Island-based company remains and expands in the region,” Kelly Murphy, acting executive director of the Suffolk County IDA, said in the statement. “Providing assistance to businesses in this situation not only positively impacts our local economy, but also significantly benefits the Suffolk County residents employed by these companies. We take pride in supporting the growth and prosperity of a company that has been located in Suffolk County for decades.”

Founded in 1919, Max Finkelstein Inc. has been located in Suffolk County since 1978 and has been expanding their operations at their current Ronkonkoma warehouse ever since. Having outgrown that building, the new facility, which will serve as a tire distribution warehouse and distribution center, will have higher ceilings and a total of 21 loading docks.

“We cannot express enough gratitude for the Suffolk County IDA’s unwavering support for the construction and expansion of our new Long Island headquarters,” Pat Hietpas, president of U.S. AutoForce, said in the statement. “It was so important for us to make every effort to remain on Long Island for the sake of our team members and our customers. We would not be able to make this investment happen if it were not for the support of the Suffolk IDA.”

Paul Leone, Nicholas Klacic, Marko Glavadanovic and Jeff Kapcheck of CBRE represented the tenant, while Kyle Burkhardt, Josh Cohen and Patrick Ciancimino of Newmark represented the landlord, B9 Oser Owner LLC, in the Hauppauge lease transaction.